



SIMPLY GREEN

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College Road

Newton Abbot

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## THREE BEDROOM DETACHED HOUSE

- ◆NO CHAIN
- ◆3 BEDROOMS
- ◆DETACHED HOUSE
- ◆SOUGHT AFTER AREA
- ◆DEVELOPMENT POTENTIAL
- ◆PRINCIPLE ENSUITE
- ◆GROUND FLOOR WC
- ◆1/3 OF AN ACRE PLOT
- ◆GARAGE AND OFF ROAD PARKING
- ◆TENURE - FREEHOLD

Spacious and versatile family home set within a sought-after residential location, offering generous accommodation, mature gardens, and ample off-road parking.

The ground floor features a bright living room with triple-aspect double glazing, timber shutters, and a feature gas fire, flowing through to a dining room with sliding doors to a conservatory. There's also a versatile fourth bedroom/study, a well-equipped kitchen/diner, and a utility with development potential. Upstairs, the open landing leads to three bedrooms, including a spacious dual-aspect main bedroom with en-suite, a modern family bathroom, and a separate WC.

Outside, the front offers a sweeping driveway, garage, and well-stocked gardens. To the rear, there's an expansive lawn bordered by mature trees, a timber storage shed, hardstanding for a greenhouse, and steps leading down from a sun terrace—offering a private and established outdoor space ideal for families.





## Accommodation

Located in a desirable residential setting, this stunning detached home offers an impressively spacious and versatile family home arranged over two well-appointed floors. The property blends period charm with modern comforts, featuring character details such as coved ceilings, stained glass window, and a feature fireplace.

To the front, a sweeping driveway provides generous off-road parking, with steps leading up to the entrance. The gardens are well-established with a variety of mature shrubs, trees, and bushes, creating a welcoming and private first impression. A level drive leads to a detached garage with up-and-over door, complete with external lighting and power, while gated side access on both sides of the property provides convenient routes to the rear garden.

The ground floor accommodation begins with a bright and characterful living room featuring aspect double glazing to the front, side, and rear. Timber plantation-style shutters, a feature gas fire with oak surround, and French doors into the dining room combine comfort with charm. The dining room itself includes coved ceilings, a central heating radiator, and sliding doors leading into a conservatory. This light-filled space enjoys wraparound UPVC windows, tiled flooring, and a door opening onto the sun terrace. Also on the ground floor is a versatile fourth bedroom or home office, with a front-facing UPVC window, radiator, and power points. The kitchen/dining room is fitted with a range of wall and base units, work surfaces, tiled splashbacks, an inset double sink, and space for white goods. Timber and UPVC windows ensure ample light, while a door leads into a lean-to extension with wraparound glazing and doors to both the front and rear gardens—offering exciting development potential.





## First Floor Accommodation

Upstairs, a spacious open landing is bathed in natural light from a stunning framed stained glass window.. The landing offers loft access, a thermostat, and two storage cupboards—one with a hanging rail and window, the other housing the immersion tank and boiler with shelving.

The principal bedroom enjoys dual-aspect windows to the front and side with panoramic views across Newton Abbot and the rear gardens. It features coved ceilings, media and power points, and an en-suite bathroom complete with corner jet bath, walk-in shower, pedestal washbasin, low-level WC, tiled surrounds, chrome towel radiator, and ceiling spotlights.

Bedrooms two and three both enjoy views over the rear garden and surrounding area. Bedroom two includes a pedestal washbasin with vanity mirror, while bedroom three benefits from built-in wardrobe storage.. A separate WC with tiled walls and flooring, as well as a fully tiled family bathroom with bath, shower, wall-mounted basin, and chrome towel radiator, complete the upper level.

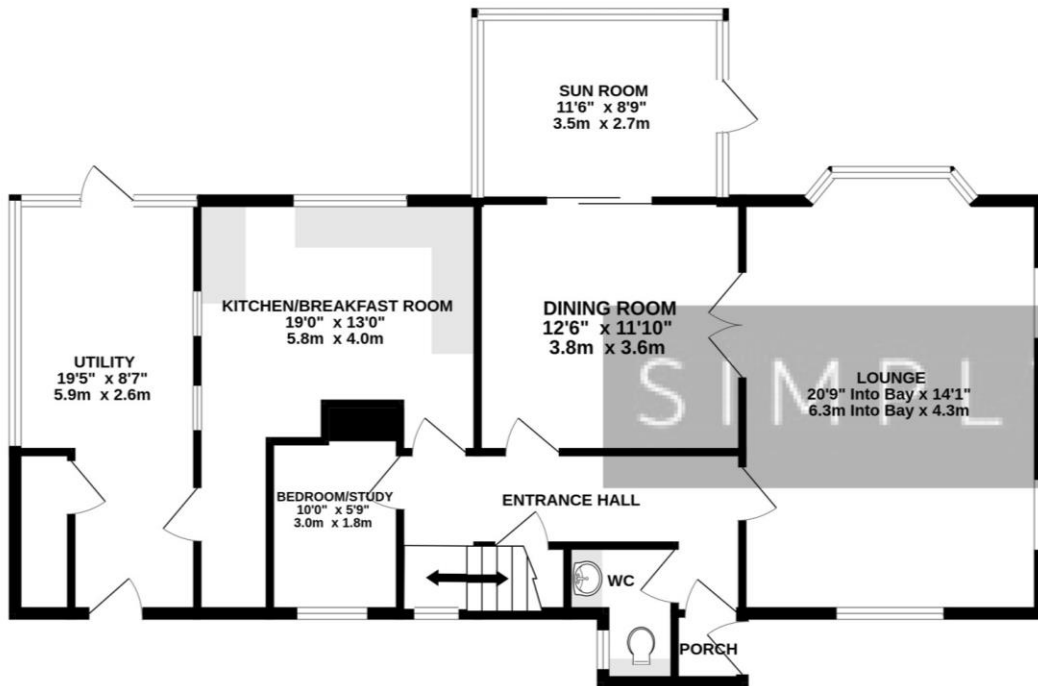
## Outside

To the rear, the garden is a standout feature of the home. It boasts an expansive lawn bordered by a wide variety of mature shrubs, bushes, and established trees, creating a private and picturesque outdoor setting. A timber storage shed provides practical storage, and there is a hardstanding area ideally suited for a greenhouse. Steps from the sun terrace lead down into this beautiful garden, offering plenty of space for families, entertaining, and future landscaping opportunities.

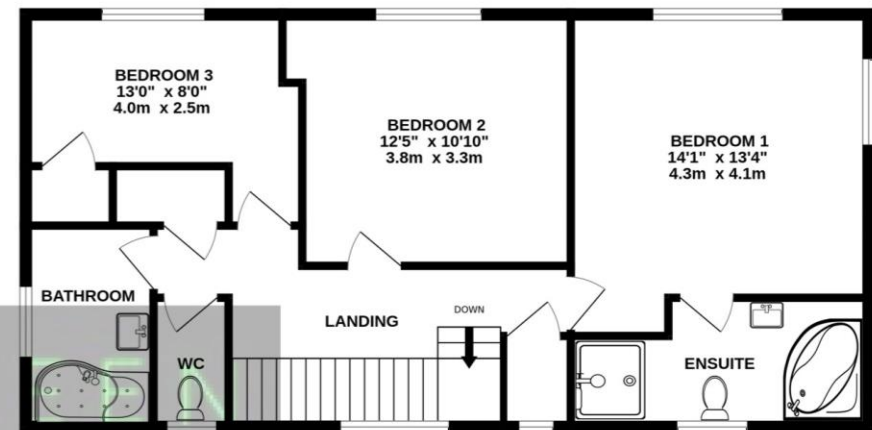


# FLOORPLAN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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